

"The City With a Heart"



Kelly Lethin, *Chair*  
Rick Biasotti, *Vice Chair*  
Tom Hamilton  
Auros Ansbergs Harman  
Mary Lou Johnson  
Valentine Morgan

**Amended**  
**MINUTES**  
**PLANNING COMMISSION MEETING**  
**July 21, 2020**  
**7:00 p.m.**

**Meeting location: Virtual Zoom Meeting**

**MEETING CALL TO ORDER at 7:07 p.m.**

**ROLL CALL**

	<b><u>Present</u></b>	<b><u>Absent</u></b>
<b>Chair Lethin</b>	X	
<b>Vice Chair Biasotti</b>	X	
<b>Commissioner Hamilton</b>	X	
<b>Commissioner Harman</b>	X	
<b>Commissioner Johnson</b>	X	
<b>Commissioner Morgan</b>	X*	

(\*Commissioner Morgan arrived to the meeting after roll call)

**STAFF PRESENT:** Community and Economic Development Director: Darcy Smith  
Planning and Housing Manager: Pamela Wu  
Associate Planner: Rucha Dande  
Executive Assistant: Madeline Lopez  
Computer Support Technician: Paul Vella

**PLEDGE OF ALLEGIANCE:** Chair Lethin

**1. APPROVAL OF MINUTES – June 16, 2020**

**Commissioner Harman / Biasotti**

**VOTE:** 5-0

**AYES:** Lethin, Biasotti, Hamilton, Harman, Johnson

**NOES:** 0

**ABSTAIN:** 0

**Not present:** Morgan

**2. PUBLIC COMMENT ON ITEMS NOT ON AGENDA –**

*Paul Lewinsky:* asked when the next public hearing is scheduled for the Mills Center Development project.

**3. ANNOUNCEMENT OF CONFLICT OF INTEREST – NONE**

**4. PUBLIC HEARINGS:**

**A. 164 Elm Avenue (APN: 020-414-420)**  
Zoning: R1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption pursuant to Class 3, Section 15303.a of the California Environmental Quality Act (CEQA) for New Construction or Conversion of Small Structures.

Request for a Use Permit to allow construction of a new house that exceeds the permitted floor area standards pursuant to SBMC Section 12.200.030. A.1 and to allow new construction on an infill lot pursuant to SBMC Section 12.200.040.B. The project also includes the request for an Architectural Review Permit for construction resulting in total floor area greater than three thousand square feet pursuant to section 12.200.070 of the San Bruno Municipal Code. If approved, this would be 3,090 square feet house including a 441 square feet two-car garage. Ken Ibarra (Applicant), Kevin Parkin (Owner). UP19-026, AR20-005

*Associate Planner Rucha Dande:* Presented Staff Report

Motioned to close public hearing:

**Commissioner Biasotti / Morgan**

VOTE: 6-0

AYES: Lethin, Biasotti, Hamilton, Harman, Johnson, Morgan

NOES: 0

ABSTAIN: 0

Motioned to approve Use Permit 19-026 and Architectural Review Permit 20-005, based on Findings 1-6 and Conditions of Approval 1-28.

**Commissioner Morgan / Johnson**

VOTE: 6-0

AYES: Lethin, Biasotti, Hamilton, Harman, Johnson, Morgan

NOES: 0

ABSTAIN: 0

**5. ITEMS FROM STAFF**

- A. Selection of August 13, 2020 Architectural Review Committee members  
Commissioners: Johnson, Harman, and Hamilton

**6. PUBLIC COMMENT ON ITEMS NOT ON AGENDA - NONE**

**7. ADJOURNMENT:** Meeting was adjourned at 7:56 p.m.



**Pamela T. Wu**  
Secretary to the Planning Commission  
City of San Bruno



**Kelly Lethin, Chair**  
Planning Commission  
City of San Bruno

**NEXT MEETING: August 18, 2020**